



BUILDING 4290

Building 4290 (formerly 140) was constructed in 1929 as the Post Hospital. Three wings were added shortly thereafter and another two wings were added in 1940. These were designed for future expansion; the rebars and corbels still project beyond the "temporary" stucco wall.

The building is symmetrically designed and contains two interior courtyards. It's primary facade now faces Interstate 5. The main entrance is now unclear, with most users entering the building from the side and rear nearest the parking lot. Signage could be improved. The building now serves as a clinic extension for Madigan Hospital.

The gracious entry doors were removed in 1966. In 1970, the building suffered fire damage resulting in the replacement of the north wing tile roof. The color difference is obvious. The building is in good condition.



1987 PHOTO

BUILDING 4290

CONDITION SURVEY DATA SHEET

BUILDING 4290

EXTERIOR ELEMENT

EXISTING
ORIGINAL FABRIC
ALTERED FABRIC
TYPE

NEEDS ATTENTION
SEE SURVEY NOTE
SPECIAL ITEM

REMARKS

LANDSCAPING

SIGNAGE ② ③ ④ ⑤ ENTRY UNCLEAR
DRAINAGE & GRADING ② ③ ④ ⑤ 5
LIGHTING ② ③ ④ ⑤ 420
PLANTING ② ③ ④ ⑤ 420
PRUNED UNNATURALLY / OVERGROWN

FOUNDATIONS

CONCRETE WALL ② ③ 29 SOME CRACKING
CONCRETE PIERS
SKIRTING

WALLS

WOOD SIDING ② ③ ④ ⑤ 9 WOOD PANELS WEATHERED
CONCRETE ② ③ ④ ⑤ 7 CRACKING AT COLUMNS
STUCCO ② ③ ④ ⑤ 28 SOILED
CONCRETE/STONE FACE ② ③ ④ ⑤ 24
MASONRY ② ③ ④ ⑤ 24 MOSS
PAINT ② ③ ④ ⑤
WOOD TRIM ② ③
STEEL COLUMNS
METAL TRIM
ASBESTOS SIDING

ROOFS

COMPOSITION ② ③ ④ ⑤ 8 BIRDS IN SOFFITS
BUILT-UP
METAL
TILE ② ③ ④ ⑤
FLASHING ② ③ ④ ⑤

ROOF ACCESSORIES

BELL TOWER
CLERESTORY
ATTIC VENTS
GUTTERS ② ③ ④ ⑤ 3 VERIFY
SCUPPER BOXES ② ③ ④ ⑤ 22 LEAKS AT END
DOWNSPOUTS ② ③ ④ ⑤ 11 MISSING AT CORNER
MISC. PENETRATIONS

DOORS

WOOD PANEL ② ③ ④ ⑤ 1 REPLACE
FLUSH WOOD ② ③ ④ ⑤ 1
FLUSH METAL ② ③ ④ ⑤ 1
GLASS LIGHTS ② ③ ④ ⑤ 49, 50
HARDWARE ② ③ ④ ⑤
TRANSOM ② ③ ④ ⑤
WOOD OVERHEAD
METAL OVERHEAD

WINDOWS

WOOD DOUBLEHUNG ② ③ ④ ⑤ 17, 26 WEATHERED, NEED PAINT
WOOD CASEMENT
GLASS BLOCK
VINYL
WOOD VENT/HOPPER ② ③ ④ ⑤
WOOD DECORATIVE ② ③ ④ ⑤ 6 GLASS BROKEN
WOOD FIXED ② ③ ④ ⑤
METAL CASEMENT ② ③ ④ ⑤
METAL AWNING/HOPPER ② ③ ④ ⑤
METAL DECORATIVE
SCREENS/BARS

PORCHES

ROOFED
ENCLOSED
CONCRETE STEPS ② ③ ④ ⑤ 16, 18 SPALLING, MOSS
WOOD STEPS
GRANITE STEPS
BRICK PORCH & STEPS
METAL RAILING ② ③ ④ ⑤ 13, 14 RUSTING, BASES NOT DECAYING
WOOD RAILING
COLUMNS
ROOF BALUSTRADE

FIRE ESCAPES

METAL ② ③ ④ ⑤ 12 RUSTING

CHIMNEYS

MASONRY ② ③ ④ ⑤ 23 MORTAR MISSING
METAL

CONDITION SURVEY

POST HOSPITAL

1. Overgrown shrubbery is harshly pruned.
2. Stucco is discolored and soiled.
3. Attic ventilation is not evident.
4. Glass in entry fixtures is mismatched and broken.
5. Asphalt walkways are uneven due to settlement and root growth.
6. Glass is broken in fanlight window.
7. Evidence of concrete movement at columns at south and west side of south enclosed porch.
8. Evidence of birds nesting under eaves.
9. Wood infill panels at enclosed porches are starting to weather and delaminate due to poor paint protection.
10. Moss is present on concrete retaining wall at west drive.
11. Downspout section is missing at lower drive. Concrete is stained.
12. Fire escape is rusting and staining masonry.
13. Handrails are rusting. Some connections are loosening.
14. Sheet metal fire escape enclosure on south of east side is out of character with building.
15. Masonry transom infill at fire escapes is obvious.
16. West steps indicate minor spalling. Previous patches are holding.
17. North end basement window is boarded up.
18. Moss is present on northeast steps.
19. Stair newel base is in direct contact with earth and vegetation.
20. New surface mounted light fixture on right of wing entry is in conflict with symmetrically placed original fixtures.
21. Blue green tinted window glass is inappropriate.
22. End of gutter leaks at northeast.
23. Main chimney has horizontal crack and efflorescence is present.

24. Moss is present on concrete and masonry of center east wing.
25. Parapet cap is porous and soiled at center east wing.
26. Paint is inadequate on wood sashes.
27. Main entry doors are out of character. Several doors have been replaced with flush panels.
28. Exposed reinforcing bar (for future addition) is rusting, could cause expansion and cracking of stucco and concrete.
29. One story central portion of building has settled. Large crack occurs on south wall, about 10 feet from east end at window well. Small cracks occur on north wall.

NOTES

MAINTENANCE AND REPAIR SCHEDULE

- A. IMMEDIATE
- B. 6 MOS. - 1 YRS.
- C. AS FUNDING PERMITS
- * 6 MOS. - 2 YRS.
- + 2 YRS. - 4 YRS.
- o 5 YRS. - 10 YRS.

BUILDING 4290

EXTERIOR ELEMENT

[illegible]

MAINTENANCE AND REPAIR NOTES

POST HOSPITAL

1. **SHRUBBERY**
 - a. Prune following natural growth patterns.
 - b. Replace overgrown plant material.
2. **STUCCO**
 - a. Clean soil and stains.
 - b. Correct sources of water staining.
 - c. Paint.
3. **ATTIC VENTILATION**
 - a. Provide cross ventilation with free ventilation area of 1/150th of roof area.
4. **ENTRY FIXTURES**
 - a. Replace with matching glass.
 - b. See Sources.
 - c. Purchase duplicates for warehousing.
5. **ASPHALT WALKWAYS**
 - a. Remove asphalt.
 - b. Regrade and recompact
 - c. Repave.
6. **GLAZING IN FANLIGHT WINDOW**
 - a. Replace broken glass with glass to match existing.
7. **CONCRETE MOVEMENT AT PORCH COLUMNS**
 - a. Determine and remedy structural problems.
 - b. Fill all cracks with patching compound.
8. **BIRDS NESTING**
 - a. Screen or fill all soffit openings.
 - b. Clean bird droppings from building face.
9. **WOOD PORCH PANELS**
 - a. Replace delaminated panels; sand, prime and paint.
 - b. Sand, prime and paint weathered panels.
 - c. Caulk bottom horizontal panel joint to prevent water infiltration.
10. **MOSS AT DRIVEWAY RETAINING WALLS**
 - a. Remove with natural bristle brush and bleach solution.
 - b. Rinse thoroughly.
11. **MISSING DOWNSPOUT SECTION**
 - a. Clean soiled concrete.
 - b. Provide heavy gauge downspout configured to bend around obstruction.

12. **RUSTING FIRE ESCAPE**
 - a. Remove rust stains from building face.
 - b. Sand metal elements to remove all rust.
 - c. Prime same day and paint with oil base paint.
13. **RUSTY HANDRAILS**
 - a. Scrape and sand all elements to remove rust.
 - b. Prime immediately.
 - c. Reconnect elements distorted or weakened by rust formation.
 - d. Paint with oil base paint.
14. **SHEET METAL STAIR ENCLOSURE**
 - a. Replace with open wrought iron railing as budget permits.
15. **TRANSOM INFILL**
 - a. Remove mismatched masonry and replace with glazed transom similar to original, as budget permits.
16. **SPALLING STEPS**
 - a. Patch as chips and spalls occur to prevent moisture infiltration and additional damage.
17. **BOARDED UP WINDOW**
 - a. Remove covering. Fill nail holes and patch any damage.
 - b. Install black-out shades if daylight is a problem.
18. **MOSS ON STEPS**
 - a. Remove with natural bristle brush or wood spatula and bleach solution.
 - b. Rinse thoroughly.
19. **NEWEL BASES**
 - a. Remove surrounding earth, debris, and weeds.
 - b. If necessary to correct drainage, cut paving and replace with paving sloped away from newel base.
 - c. Remove all rust, prime immediately.
 - d. Paint with oil base semi-gloss paint.
20. **ENTRY LIGHT**
 - a. Repair existing fixtures.
 - b. Remove temporary fixture on right.
21. **TINTED WINDOW GLASS**
 - a. Do not use on historic buildings.
 - b. Replace as budget permits.
22. **LEAKING GUTTER END**
 - a. Adjust gutter to slope toward downspout.
 - b. Clean gutter.

NOTES

23. CHIMNEY

- a. Verify condition.
- b. Repoint or rebuild as required to stabilize.

24. MOSS

- a. Scrub concrete and masonry with natural bristle brush and bleach solution.
- b. Correct source of moisture.
- c. Cut parapet cap to slope toward roof as budget permits. Seal and reinstall.

25. PARAPET CAP

- a. Remove soil.
- b. Seal with siloxane type water repellent.
- c. As budget permits, cut or re-cast to slope toward roofing.

26. WINDOW SASHES

- a. Scrape loose paint and repaint.
- b. Replace weak or cracked glazing putty to prevent water infiltration.
- c. Keep frame jambs waxed, for free movement.

27. ENTRY DOORS

- a. Replace flush doors with doors in character with building. See Door Type 50.
- b. Reinstall decorative transoms.

28. EXPOSED REINFORCING BAR

- a. Sandblast to remove all rust.
- b. Prime and paint.
- c. Repair any stucco damage.

29. FOUNDATION CRACKS

- a. Inject with epoxy based patching compound per manufacturer's recommendations.